

# TRACT 21875 STREET PLANS

## GENERAL NOTES

### GENERAL NOTES FOR STREET TREE

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
  - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the street tree inspector;
  - While digging plant pits and planting/relocating trees;
  - After planting and all other indicated or specified work has been completed, for start of maintenance;
  - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities;
- ALL TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to acceptably maintain all planting for a minimum period of one (1) year.

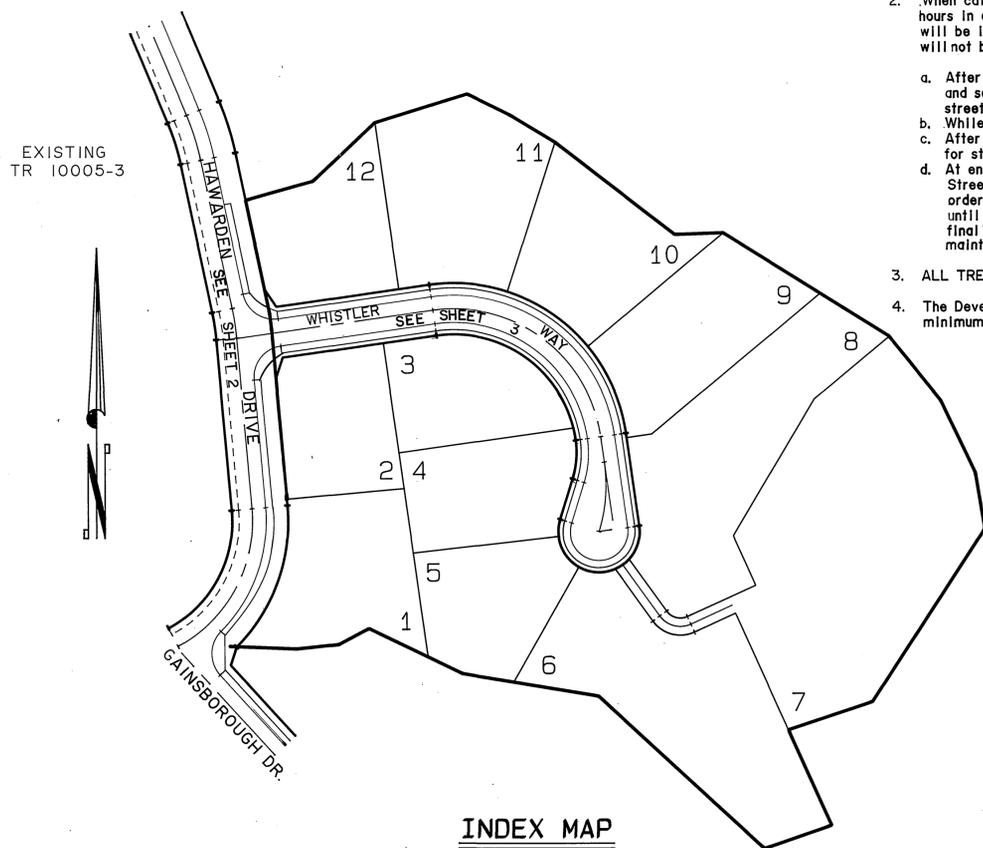
### 5. Street tree planting shall be as follows:

STREET NAME	Botanical Name / Common Name	Min. Size	Approx. Spacing	No. Required
a. HAWARDEN	PHOENIX CANARIENSIS / DATE PALM	{ PROTECT IN PLACE { REMOVE		4 1
b. HAWARDEN	PHOENIX CANARIENSIS / DATE PALM	{ RELOCATE AS SHOWN TO THE { SPECIFICATIONS OF THE PARK AND RECREATION DEPT.		1
c. WHISTLER WAY	CINNAMOMUM / CAMPHOR	15 GAL.	55'	21

- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

\*NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

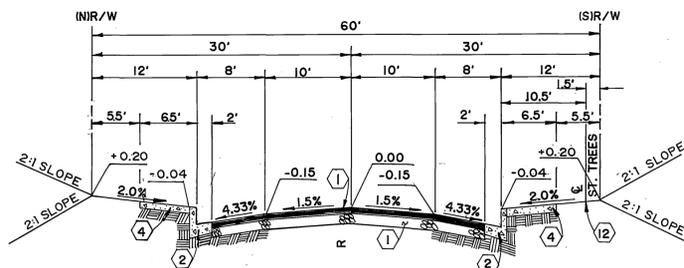
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
- The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared at rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- All flagged elevations shall be staked in the field by the private engineer.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Out Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See "Street Lighting Plans" for quantity and location of required street lights.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation or underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give City of Riverside Water Department five (5) working days written notice prior to the start of construction and to allow C.R.W.D. ten (10) working days for completion of work, (714) 351-6150.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Contractor shall notify City Water Division Inspection, attn: Rick Drobek, 48 hrs. prior to start of grading/construction. (714) 782-5304



### CONSTRUCTION NOTES

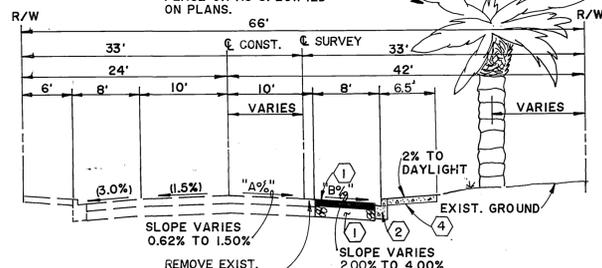
- Construct A.C. Pavement over crushed aggregate base per Typical Section and General Note No. 6.
- Construct Curb and Gutter per City of Riverside Std. Dwg. No. 200 Type I. (6" C.F.)
- Construct PCC Cross Gutter per City of Riverside Std. Dwg. No. 220(W=6')
- Construct PCC Curb Sidewalk per City of Riverside Std. Dwg. No. 325
- Construct 6" A.C. berm (TYPE I) per City of Riverside Std. Dwg. No. 250.
- Remove existing [diagonal hatching symbol]
- Install type F-1 delineators on 20' centers
- Construct driveway approach per city of Riverside Std. No. 302.
- Install W53.
- Install stop and street name signs per Std. No. 662A
- Construct access ramps per City of Riverside Std. No. 304.
- Relocate palm tree per plan and the specifications of the the Park and Recreation Dept.
- Plant street tree per the specifications of the Park and Recreation Dept.
- Remove Palm Tree to the specifications of the Park & Recreation Dept.
- Construct asphalt concrete berm per City of Riverside Std. No. 250 Type II.
- Construct asphalt driveway per plan.

EXISTING PALM TREES TO BE PROTECTED IN PLACE OR AS SPECIFIED ON PLANS.



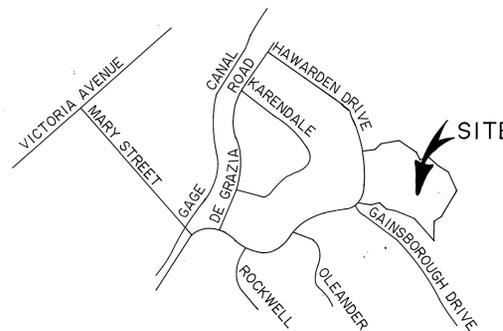
#### TYPICAL SECTION

WHISTLER WAY  
CONSTRUCT 3" A.C. OVER 6 1/2" C.A.B.  
PER SR.1466 R=24 T.I.=5.0  
SOILS REPORT BY: CHJ INC.



#### SEE CROSSFALL CHART SHEET 3 TYPICAL SECTION FOR HAWARDEN DRIVE

(STA. 11+81.00 TO 13+59.56)  
CONSTRUCT 3" A.C. OVER 9 1/2" C.A.B.  
PER SR. 1466 R=24 T.I.=6.0  
SOILS REPORT BY: CHJ INC.



VICINITY MAP  
NOT TO SCALE

#### TRAFFIC & STREET NAME SIGN SCHEDULE

TRAFFIC SIGN	STREET NAME SIGN	HEIGHT
(A) WHISTLER WAY		2100
(A) HAWARDEN DRIVE		6700
(B) R1 (STOP SIGN)		30"
(C) W53		30"

#### CENCOM CABLE TELEVISION

APPROVED: [Signature] DATE: 3-30-90

SEE SHEET ONE FOR GENERAL AND CONSTRUCTION NOTES AS BUILT RECORD

**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF  
[Signature]  
REGISTERED CIVIL ENGINEER NO. 35165  
EXPIRATION DATE: 9-30-91 DATE: 7-28-89  
APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0944 FAX 714-686-9954  
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082  
73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 346-6691 FAX 619-340-0529  
SCALE: AS SHOWN DATE: AUG. 1989  
BENCH MARK: BRASS DISK STAMPED F6-A CAPPED AT CENTRALINE INTERSECTION VICTORIA AND WASHINGTON ST. ELEV. = 928.00

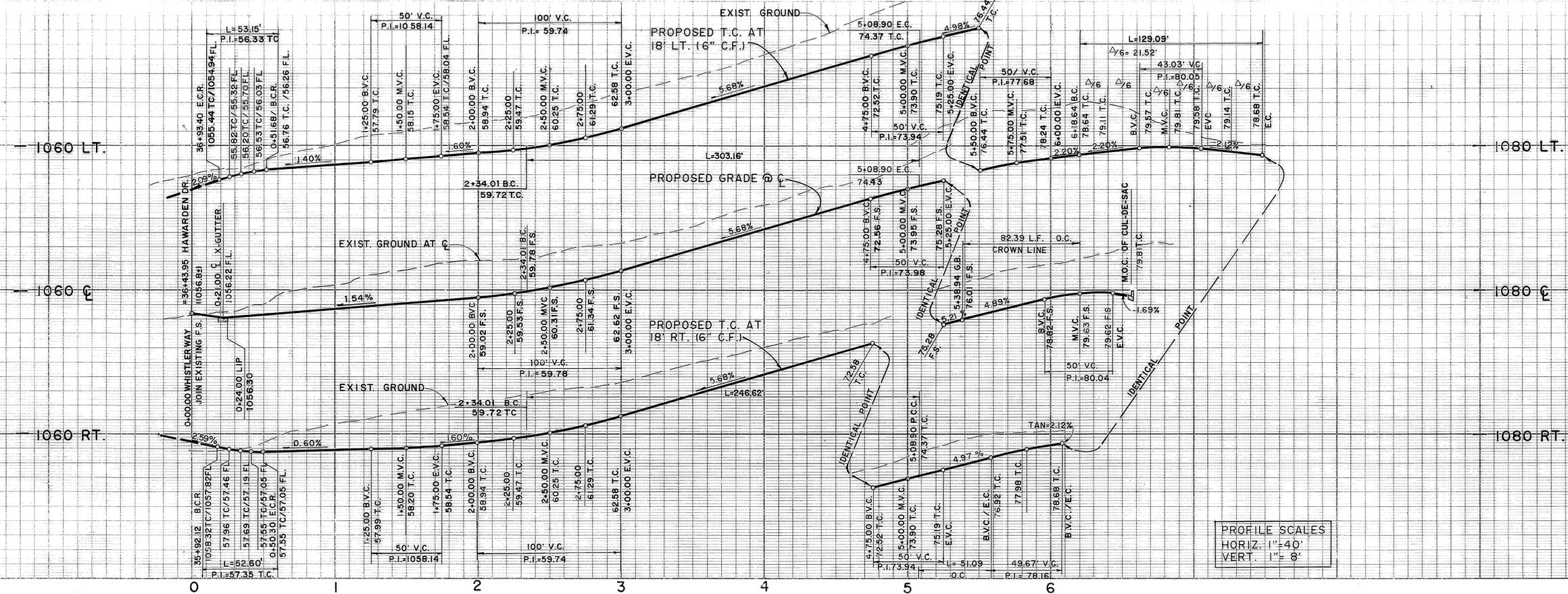
DESIGNED BY JAO/DLD DRAWN BY FM CHECKED BY M.M.  
ADDED STRUCTURAL SECTIONS. [Signature]  
MARK REVISIONS APPR. DATE

**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY [Signature] DATE: 3/17/90  
PRINCIPAL ENGINEER  
PARK DEPARTMENT [Signature] DATE: 3/17/90  
TRAFFIC DIVISION [Signature] DATE: 3/17/90  
CHIEF P.W. ENGR. [Signature] DATE: 3/17/90

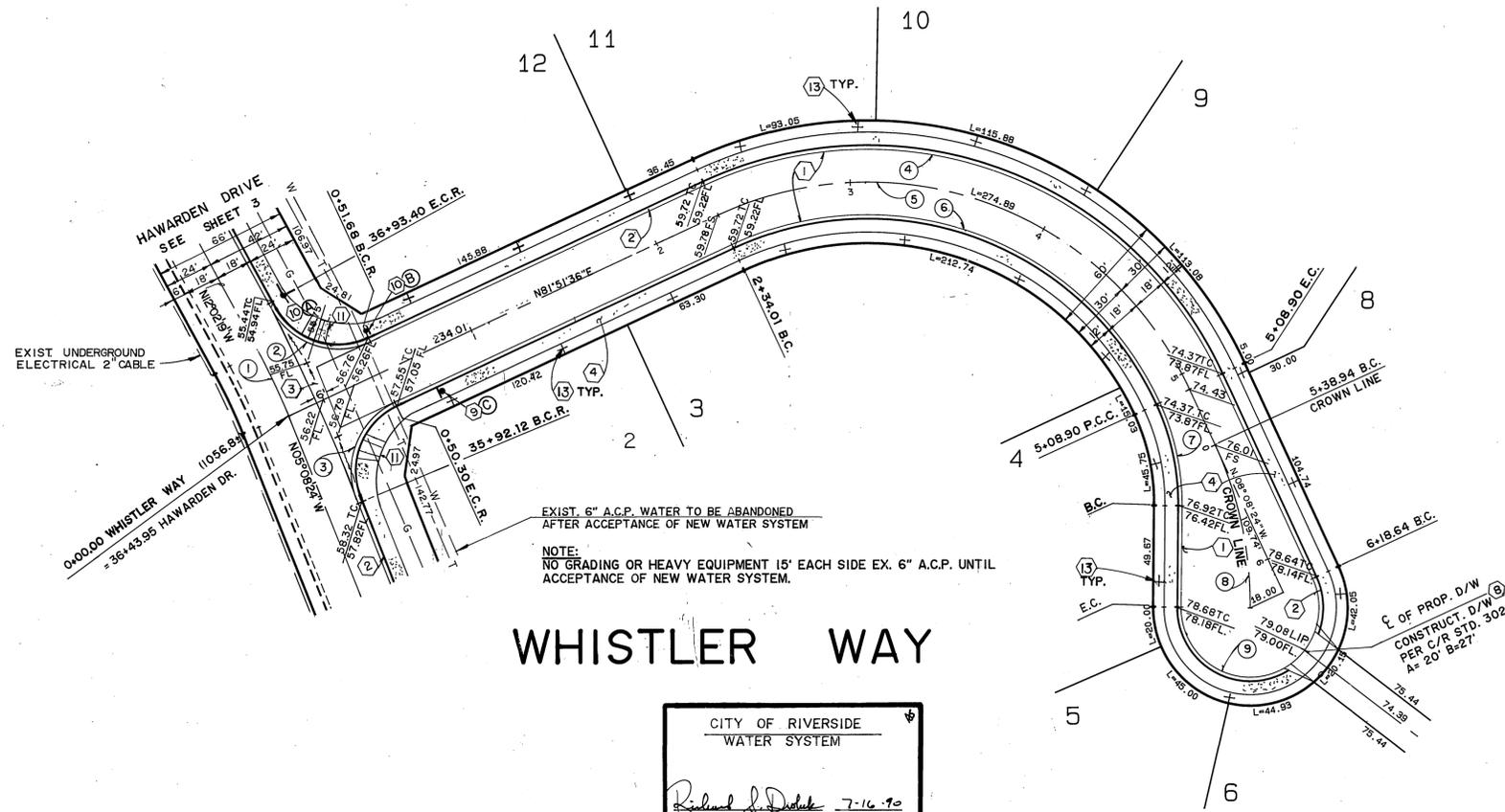
**TRACT 21875 STREET IMPROVEMENT PLAN**  
TITLE SHEET  
CLIENT NAME: HUBBARD  
PROJECT NO. R-3138  
SHEET 1 OF 3  
FILE NO: 8911371

INDEXED 4-9-91 L.H.

PC 3078 SEP



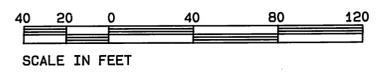
PROFILE SCALES  
 HORIZ. 1"=40'  
 VERT. 1"=8'



**CONSTRUCTION NOTES**

- ① Construct A.C. Pavement over crushed aggregate base per Typical Section and General Note No. 6.
- ② Construct Curb and Gutter per City of Riverside Std. Dwg. No. 200 Type 1. (6" C.F.)
- ③ Construct PCC Cross Gutter per City of Riverside Std. No. 220. (W=6')
- ④ Construct PCC Curb Sidewalk per City of Riverside Std. dwg. No. 325.
- ⑤ Construct driveway approach per City of Riverside Std. Dwg. No. 302.
- ⑥ Install W53.
- ⑦ Install stop and street name signs per Std. No. 662A
- ⑧ Construct wheelchair ramps per city of Riverside Std. No. 304.
- ⑨ Plant street tree to the specifications of the Park and Recreation Department.

CURVE DATA			
No.	Δ	R	L T
①	06°53'55"	300.00'	36.12' 18.08'
②	87°00'00"	35.00'	53.15' 33.21'
③	86°06'05"	35.00'	52.60' 32.70'
④	90°00'00"	193.00'	303.16' 193.00'
⑤	90°00'00"	175.00'	274.89' 175.00'
⑥	90°00'00"	157.00'	246.62' 157.00'
⑦	25°27'07"	115.00'	51.09' 25.97'
⑧	25°36'24"	184.35'	82.39' 41.89'
⑨	205°27'07"	36.00'	129.09'



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PREPARED UNDER THE DIRECTION OF:  
*Richard D. Delek*  
 REGISTERED CIVIL ENGINEER No. 35166  
 EXPIRATION DATE: 9-30-91 DATE: 7-16-90  
 APPROVED BY:

**CITY OF RIVERSIDE WATER SYSTEM**  
*Richard D. Delek* 7-16-90  
 APPROVED

**J.F. Davidson Associates, Inc.**  
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
 13880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 688-0844 FAX 714-688-5954  
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082  
 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (919) 346-5891 FAX 919-346-0259

SCALE: 1" = 40'  
 DATE: AUGUST 1989  
 BENCH MARK: BRASS DISC. STAMPED F6-A CAPPED AT CENTERLINE INTERSECTION VICTORIA AND WASHINGTON ST. ELEV.= 928.00

DESIGNED BY JAO/DLD DRAWN BY DP CHECKED BY MM  
 REVISIONS  
 APPR. DATE  
 FREED

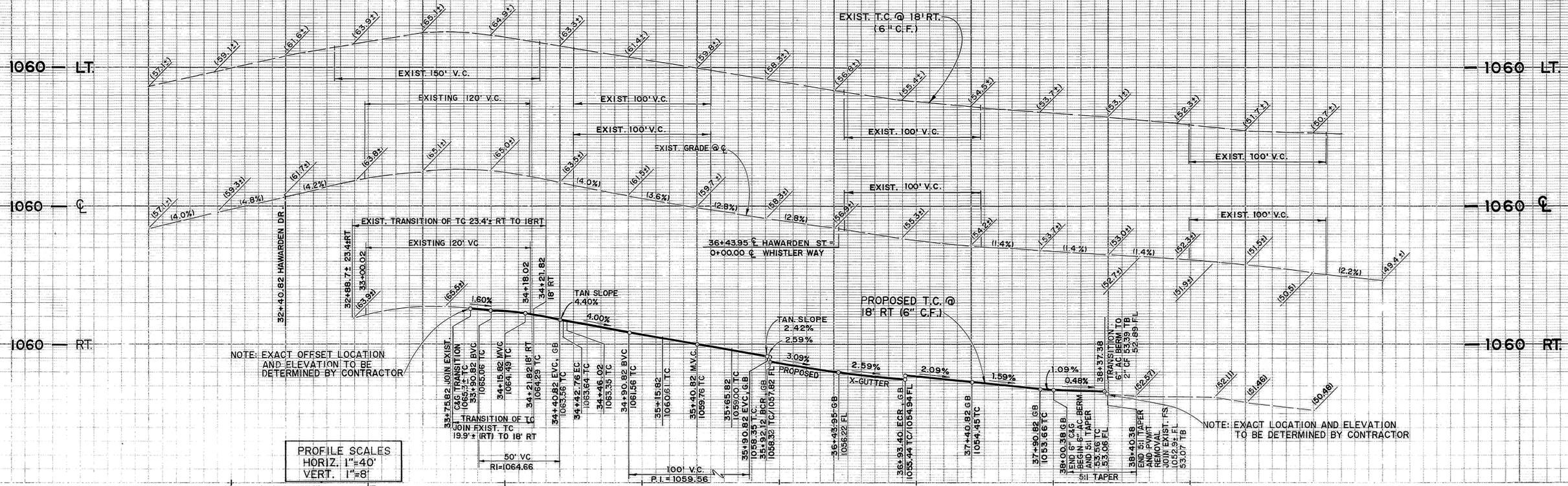
**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**  
 APPROVED BY: *Ray Bol* DATE: 3/17/91  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGR.

**TRACT 21875 STREET IMPROVEMENT PLAN**  
**WHISTLER WAY**  
 CLIENT NAME: HUBBARD

PROJECT NO. R-3138  
 SHEET 2 OF 3  
 FILE NO. 8911371

INDEXED 4-9-91 fth

PC 3078 562



NOTE: EXACT OFFSET LOCATION AND ELEVATION TO BE DETERMINED BY CONTRACTOR

PROFILE SCALES  
HORIZ. 1"=40'  
VERT. 1"=8'

NOTE: EXACT LOCATION AND ELEVATION TO BE DETERMINED BY CONTRACTOR

**LEGEND**

- AREA TO BE REMOVED
- AREA TO BE PAVED OR OVER-LAYED
- T.C. TOP OF CURB
- F.L. FLOW LINE
- H.P. HINGE POINT
- F.S. FINISH SURFACE
- EXIST. STREET LIGHT
- EXIST. WTR. METER OR UTILITY BOX
- EXIST. MANHOLE
- \*EXTENDED 1" AC OVERLAY PER CITY OF RIVERSIDE

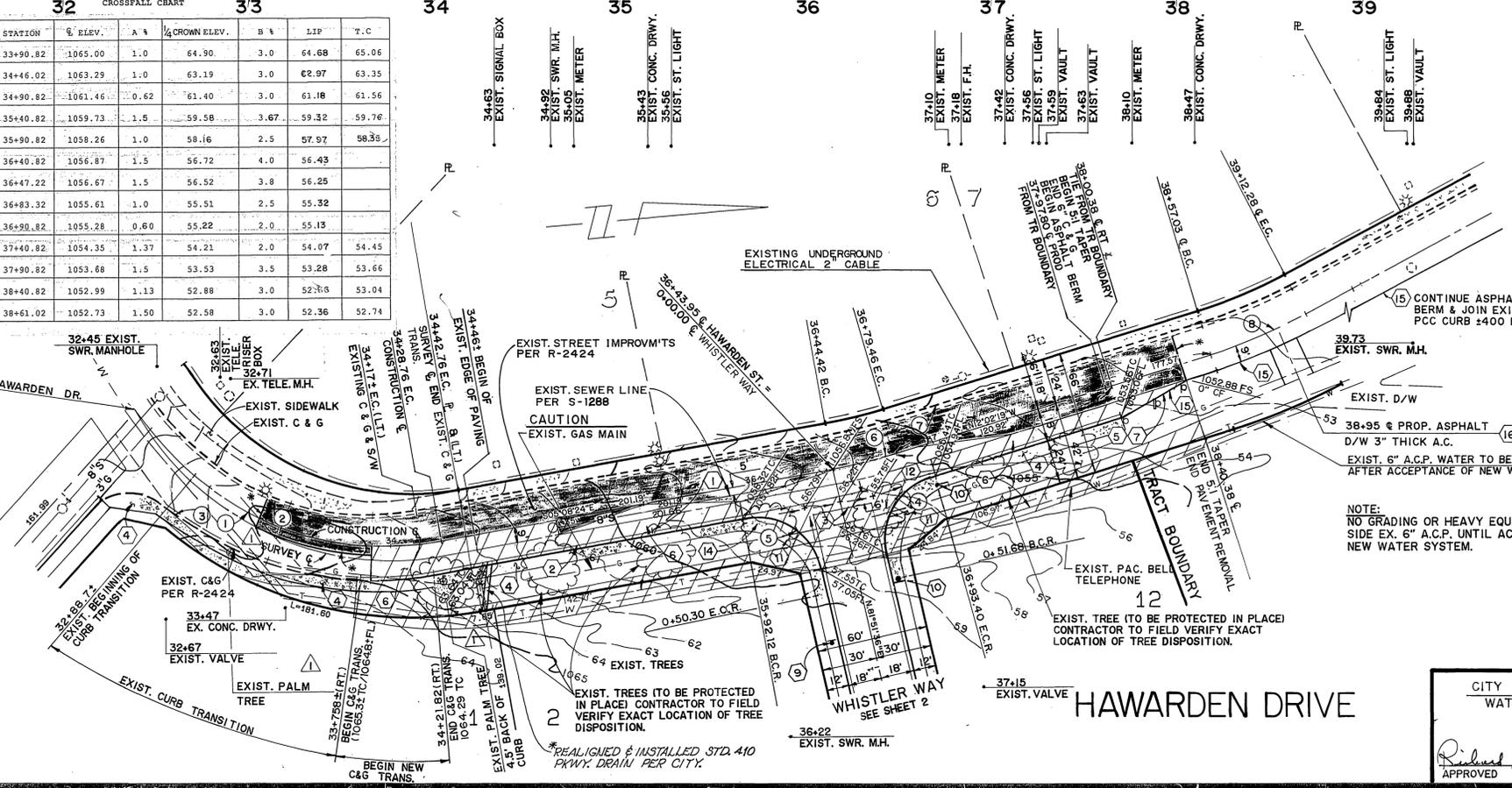
**CROSSFALL CHART**

STATION	% ELEV.	A %	1/4 CROWN ELEV.	B %	LIP	T.C.
33+90.82	1065.00	1.0	64.90	3.0	64.68	65.06
34+46.02	1063.29	1.0	63.19	3.0	62.97	63.35
34+90.82	1061.46	-0.62	61.40	3.0	61.18	61.56
35+40.82	1059.73	1.5	59.58	3.67	59.32	59.76
36+40.82	1058.26	1.0	58.16	2.5	57.97	58.39
36+47.22	1056.67	1.5	56.52	3.8	56.25	
36+83.32	1055.61	1.0	55.51	2.5	55.32	
36+90.82	1055.28	0.80	55.22	2.0	55.13	
37+40.82	1054.35	1.37	54.21	2.0	54.07	54.43
37+90.82	1053.68	1.5	53.53	3.5	53.28	53.66
38+40.82	1052.99	-1.13	52.88	3.0	52.68	53.04
38+61.02	1052.73	1.50	52.58	3.0	52.36	52.74

- CONSTRUCTION NOTES**
- 1 Construct A.C. Pavement over crushed aggregate base per Typical Section and General Note No. 6.
  - 2 Construct Curb and Gutter per City of Riverside Std. Dwg. No. 200 Type I, 16" C.F.:
  - 3 Construct PCC Cross Gutter per City of Riverside Std. Dwg. No. 220(W=6)
  - 4 Construct PCC Curb Sidewalk per City of Riverside Std. Dwg. No. 325.
  - 5 Construct 6" A.C. berm (Type I) per City of Riverside Std. Dwg. No. 250.
  - 6 Remove existing
  - 7 Install type F-1 delineators on 20' centers
  - 8 Construct driveway approach per City of Riverside Std. No. 302.
  - 9 Install W53.
  - 10 Install stop and street name signs per Std. No. 662A
  - 11 Construct wheelchair ramps per city of Riverside Std. No. 304.
  - 12 Relocate existing palm tree per plan and the specifications of the Park and Recreation Department.
  - 13 CONTINUE ASPHALT BERM & JOIN EXIST. PCC CURB 400 L.F.
  - 14 Remove Palm Tree to the specifications of the Park & Recreation Dept.
  - 15 Construct asphalt concrete berm per City of Riverside Std. No. 250 Type II.
  - 16 Construct asphalt D/W per plan.

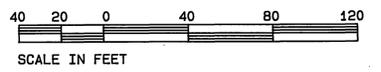
**CURVE DATA**

Δ	R	L	T	EXIST.	
1	67°00'54"	160.68'	187.94'	106.38'	EXIST.
2	67°00'54"	136.27'	159.39'	90.22'	EXIST.
3	49°55'19"	169.01'	147.27'	78.67'	EXIST.
4	87°00'00"	35.00'	53.15'	33.21'	PROP.
5	86°06'05"	35.00'	52.60'	32.70'	PROP.
6	06°53'55"	291.00'	35.04'	17.54'	PROP.
7	06°53'55"	273.00'	32.87'	16.46'	EXIST.
8	10°52'42"	291.00'	55.25'	27.71'	EXIST.



NOTE: NO GRADING OR HEAVY EQUIPMENT 15' EACH SIDE EX. 6" A.C.P. UNTIL ACCEPTANCE OF NEW WATER SYSTEM.

CITY OF RIVERSIDE  
WATER SYSTEM  
APPROVED: *Richard J. Doherty* 7-16-90  
DATE



SEE SHEET ONE FOR GENERAL AND CONSTRUCTION NOTES

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1-800  
422-4133

TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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PREPARED UNDER THE DIRECTION OF  
*Mark J. Mundy*  
REGISTERED CIVIL ENGINEER NO. 35165  
EXPIRATION DATE: 9-30-91 DATE: 7-28-91

APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0944 FAX 714-686-5954

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082 (619) 346-6691 FAX 619-340-0529

SCALE: 1" = 40'  
DATE: AUGUST 1989

BENCH MARK: BRASS DISC, STAMPED F6-A CAPPED AT CENTERLINE INTERSECTION VICTORIA AND WASHINGTON ST. ELEV. = 928.00

**REVISSED SIDEWALK LOCATION**

MARK REVISIONS

DESIGNED BY JAO/DLD DRAWN BY DP CHECKED BY MM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 8/2/90  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/19/91  
DIRECTOR OF PUBLIC WORKS

**TRACT 21875**  
STREET IMPROVEMENT PLAN  
HAWARDEN DRIVE

PROJECT NO. R-3138  
CLIENT NAME: HUBBARD  
SHEET 3 OF 3  
FILE NO. 8911371